

Objectives of the Zoning Code Update

The City desires to produce an innovative and integrated zoning code for the City of Flagstaff that uses the existing provisions of the LDC expanded, modified and deleted as necessary within the restrictions of applicable State law to produce a zoning code that;

1. Is based on sound principles of Smart Growth, mixed-use and sustainable development.
2. Is consistent with the adopted Regional Plan and is coordinated with the future amendments proposed to the Regional Plan.
3. Is logically organized and easy to read and understand.
4. Includes an extensive use of graphics to illustrate key points and minimize the amount of text.
5. Is consistent in terms of processes and requirements.
6. Reduces the number of zoning districts provided in the Code and on the zoning map where possible, by combining or removing districts.
7. Involves the public in a meaningful and effective way using appropriate public participation techniques.
8. Is easily expanded and amended in the future to respond to changing market and socio-economic conditions.

Based on research of other communities and recently published planning documents, City staff has determined that a desired zoning code for the City of Flagstaff should embrace the following five key objectives:

1. It must be **comprehensive**, and cover the following topics;
 - a. Community character – in terms of land use, density, design of the public realm, building design and preservation of heritage resources.
 - b. Natural resources and the environment – protection of local ecological systems, native trees and vegetation, slope and floodplain resources and wildlife corridors.
 - c. Housing choices – affordability, jobs/housing balance, access.
 - d. Promote sustainable building and development practices.
 - e. Transportation and mobility – address all modes, and provide choices for all residents including pedestrians.
 - f. Safety and security – protection from natural and man-made disasters and crime mitigation.
 - g. Energy and utilities – production using alternate sources (wind and solar), distribution and conservation, water conservation, etc.
 - h. Economic development – to enable the expansion of existing businesses, and promote new markets and growth.
 - i. Food systems – local supply, healthy foods, urban food production.

2. It must **artfully and intelligently integrate** natural and man-made systems;
3. It must be **progressive**, drawing upon the useful features of other code types already proven and in use, for example in the areas of design, coding, procedures, incentives, etc.;
4. It must be based on a **sustainable and comprehensive policy plan** and long term **civic engagement**; and,
5. It must be **tailored** to local and regional climate, ecology, history and culture.